



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)

FAX 410-313-3467

TDD 410-313-2323

August 7, 2008

## TECHNICAL STAFF REPORT

*Petition Accepted on July 22, 2008  
Planning Board Meeting of August 28, 2008  
County Council Hearing to be scheduled*

**Case No./Petitioner: ZRA-100 – Greenberg Gibbons Commercial**

**Request:** Zoning Regulation Amendment to Section 126.B.2.o. to increase the size of permitted food stores in the PGCC District (Planned Golf Course Community).

**Department of Planning and Zoning Recommendation:**

**APPROVAL**

### I. DESCRIPTION OF PROPOSAL

- **The Petitioner proposes one amendment to Section 126.B.2.o. of the Zoning Regulations to increase the permitted size of food stores in the PGCC Zoning District from 18,000 square feet to 55,000 square feet.**

According to the petition, the reason for the amendment is to provide adequately sized food stores which would be competitive in the current market and provide the necessary anchor to support retail tenants within the village center of Turf Valley.

- **The proposed amendment would add text to Section 126.B.2.o. as follows (BOLD indicates text to be added; [[brackets indicate text to be deleted]]):**

PGCC District - § 126.B.2.

2. Multi-use Subdistrict

- o. Food stores, [[each]] not exceed a gross floor area of [[18,000]] **55,000** square feet, including a bakery, provided all goods baked on the premises shall be sold retail from the premises.

### II. EXISTING REGULATIONS

- **The PGCC District currently permits food stores (including a bakery, provided all goods baked on the premises are sold retail from the premises) with a maximum gross floor area of 18,000 square feet.**

### **III. BACKGROUND INFORMATION**

#### **A. Scope of Proposed Amendment**

- **The amendment is only to increase the permitted size of food stores. The PGCC District was created with the 1985 Comprehensive Zoning Plan. In ZB Case 808 effective February 10, 1986 food stores were permitted with a maximum size of 3,000 square feet, and in the 1993 Zoning Regulations food stores were permitted with a maximum size of 18,000 square feet.**
- **The proposed amendment would only be applicable to food stores in the Multi-use Subdistrict of the PGCC Zoning District and would increase the size of food stores from the currently permitted size of 18,000 square feet to 55,000 square feet.**

The requested amendment reflects current market needs and is consistent with food store sizes in recently developed projects and other sections of the Zoning Regulations. For example, a 56,000 square foot food store has been approved for the King's Contrivance Village Center to replace a small, outdated food store. In addition, food stores are currently permitted in several zoning districts (B-1, B-2, M-1, and M-2) without size limits.

#### **B. Agency Comments**

- The following agencies had no objections to the proposal:
  1. Department of Recreation & Parks
  2. Department of Inspections, Licenses and Permits
- No comments were received to date from the following agencies:
  1. Bureau of Environmental Health
  2. Department of Fire and Rescue Services

### **IV. EVALUATIONS AND CONCLUSIONS**

#### **A. Relation to the General Plan**

- **The proposed amendment is consistent with the policies of Chapter 5 of the General Plan (Commercial Centers) which recognize that supermarkets which typically anchor commercial centers are adopting larger store plans and that small businesses which share these centers depend upon the traffic generated by the anchors. Larger food stores are becoming increasingly necessary in order to compete in the current marketplace by providing customers with needed items and services.**

#### **B. Relation to the Zoning Regulations**

- **The amendment furthers the Legislative Intent of the Zoning Regulations to "...protect the character, the social and economic stability of all parts of the County; to guide the orderly growth and development of the County, and to protect and conserve the value of land and structures appropriate to the various land use classes established by the General Plan for Howard County..."**

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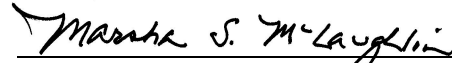
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**V. RECOMMENDATION**

**APPROVAL**

For the reasons noted above, the Department of Planning and Zoning recommends that ZRA 100, as noted above, be **APPROVED**.



Marsha S. McLaughlin, Director

08/12/08

Date

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NOTE: The file on this case is available for review at the Public Service Counter in the Department of Planning and Zoning.